



Redlingfield Road, Occold - IP23 7PG

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Redlingfield Road

Occold, Eye

Nestled in a POPULAR, tucked away VILLAGE LOCATION within close proximity of EYE, this impressive FOUR BEDROOM DETACHED HOME offers flexible accommodation extending to nearly 1,600 sqft (stms) and has been heavily improved and enhanced by the current owners. The property has been thoughtfully arranged to suit modern family living, featuring a spacious 25' SITTING/DINING ROOM with a charming WOODBURNER, creating a warm and inviting atmosphere for both relaxing and entertaining. The BESPOKE HANDMADE KITCHEN is a true highlight, boasting quartz worktops and ample storage, perfect for keen cooks. In addition the ground floor offers an excellent garden room, utility/hallway as well as a very useful GROUND FLOOR BEDROOM with EN-SUITE. The first floor provides THREE AMPLE BEDROOMS with excellent fitted storage options as well as a modern family bathroom. Energy efficiency is enhanced with PV SOLAR PANELS, which not only help to reduce running costs but also generate a supplementary income.

This well-presented home combines character and practicality, making it an exceptional choice for those seeking a peaceful village lifestyle with all the benefits of modern design. The landscaped rear gardens have been thoughtfully designed to provide an enviable outdoor lifestyle. A generous newly installed GARDEN STUDIO offers a versatile space that can be used for dining, entertaining or as a home office (subject to requirements), seamlessly connecting indoor and outdoor living as well as a further timber built studio space as well. Mature planting, paved seating areas and well-maintained lawns create a private and tranquil setting, ideal for summer barbeques, children's play or simply unwinding at the end of the day. Finally you will find ample hard standing DRIVEWAY PARKING and a single integral garage.

- Detached Home
- Popular, Tucked Away Village Location With Village Primary School Within Walking Distance
- Flexible Accommodation Extending To Almost 1600 SQFT (stms)
- 25' Sitting/Dining Room With Woodburner
- Bespoke Handmade Kitchen With Quartz Worktops
- Four Bedrooms Over Two Floors With Two Bathrooms
- Landscaped Rear Gardens With Extensive Garden Studio/Dining Space
- 14 PV Solar Panels Generating Income



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:TBC

Occold is a popular village which has an active community and well regarded primary school. Close by is the small town of Eye which offers a good range of day-to-day facilities including well regarded secondary schooling and is steeped in history with its castle mound and abbey remains. The surrounding countryside is attractive with many interesting country walks and Eye is well placed for access to the A140 with both Norwich and Ipswich around 25 miles away, Diss and its mainline railway station on the Norwich to London Liverpool Street line (journey time to London around 90 minutes) is just 6 miles away and the Heritage Coast around Southwold, Aldeburgh and Walberswick within 40 minutes or so by car.

SETTING THE SCENE

Approached from Redlingfield Road there is a generous front lawn flanked by well stocked borders and mature planting. There is a hard standing driveway providing off road parking for multiple vehicles one in front of the other which in turn leads to the single garage, plus off-road parking for 2 cars adjacent to Redlingfield Road. There is side gated access to the rear garden and the main front door can be found to the front.

THE GRAND TOUR

Entering via the main entrance door to the front there is a welcoming entrance hallway with stairs ahead to the first floor as well as various fitted storage cupboards. From the hallway there is a door into the sitting room and an opening into the kitchen. The bespoke kitchen has been well fitted offering a range of wall and base level units with quartz worktops over.

Integrated appliances include induction hob and extractor fan, double eye level oven and grill and space for washing machine and fridge/freezer. The kitchen leads through to the useful utility hallway providing access to both the ground floor bedroom and integral garage as well as a door to the garden room. The main sitting/dining room extending to approx 25' features an attractive wood floor as well as dual aspect, inset woodburner and doors into the garden room beyond. The garden room offers a glass roof and generous extra living accommodation overlooking the garden. The door leads through to the hallway with access to the ground floor beyond. The bedroom is currently used as an office but provides flexible options for a separate bedroom space away from the rest of the house with an en-suite shower room and w/c. Heading up to the first floor landing there is fitted storage options and plenty of natural light. Three bedrooms can be found off landing with two double and one single. Both the double provide fitted storage cupboards. There is also a family bathroom with bath and shower over, w/c and hand wash basin.

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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.





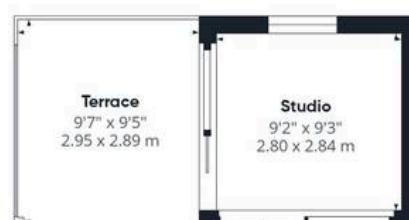


THE GREAT OUTDOORS

The rear garden is landscaped and well planted with different pockets of interest throughout. The patio area to the rear of the house is extensive and offers the perfect space for entertaining in the summer months. The garden extends out to large area of lawn with a mixture of planted beds and herbaceous borders. There is a feature Japanese style garden and a raised vegetable bed offering a more practical space within the grounds. There is the useful addition of a timber built art studio, also suitable for hobbies or storage with the real highlight coming at the bottom of the garden. There is a newly installed garden room/studio space with a covered dining terrace ideal for outside entertaining as well as an enclosed room ideal for home working or further entertaining.

AGENTS NOTES

Buyers are advised there are 14 PV solar panels. The benefits, attributable to the owners, include solar energy used to heat domestic hot water, and income from surplus power sold to the grid. Heating is provided via a recently installed oil fired boiler with mains water, drainage and electricity connected.



Approximate total area⁽¹⁾

1590 ft²
147.5 m²

Balconies and terraces

91 ft²
8.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.